# Energy performance certificate (EPC) 254, Littlebrook Avenue SLOUGH SL2 2PF C Energy rating Valid until: 17 December 2026 Certificate number: 9744-2896-7129-9096-3741 Property type Top-floor flat 62 square metres

# Rules on letting this property

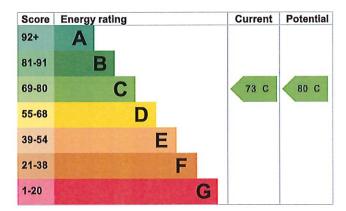
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a>).

# **Energy rating and score**

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

# Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 296 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £551 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £164 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## **Heating this property**

Estimated energy needed in this property is:

- · 3,625 kWh per year for heating
- 1,960 kWh per year for hot water

Impact on the environment	This property produces	3.1 tonnes of CO2
This property's environmental impact rating is D. It has the potential to be C.	This property's potential production	2.2 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

#### Carbon emissions

An average	household
produces	

6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£76
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£12
3. High heat retention storage heaters	£1,200 - £1,800	£53
4. Heat recovery system for mixer showers	£585 - £725	£24

# Advice on making energy saving improvements

Get detailed recommendations and cost estimates: www.gov.uk/improve-energy-efficiency

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

### Who to contact about this certificate

## Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Telephone

**Email** 

Michael Fricker 08456 809 231

admin@epcportal.com

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

Assessor's ID

Telephone

Email

**NHER** 

NHER009765

01455 883 250

enquiries@elmhurstenergy.co.uk

#### About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party

16 December 2016

18 December 2016

RdSAP

